

Clairmont Place Condominium 2021 - Montclair - Project Time Billing Report

Owner ↑	Date	Hours	TaskRa	Notes
Annelie Soard	5/25/2022	2		Research/Reviewing Documents/Discussion
Annelie Soard		0.25		Reviewing all provided pictures
Annelie Soard		0.25		Reviewing Clairmont 6 months budget
Annelie Soard		0.25		Reviewing Montclair 6 months budget
Annelie Soard		0.25		Reviewing Association 6 months budget
Annelie Soard		0.25		Call with David
Annelie Soard		0.25		Reviewing 2020 financials
Annelie Soard		0.25		Reviewing 2019 financials
Annelie Soard		0.25		Reviewing 2018 financials
Annelie Soard	5/26/2022	2		Research/Reviewing Documents/Discussion
Annelie Soard		0.25		Reviewing 2021 financials
Annelie Soard		0.25		Reading Rules of Georgia Department of Community Health - Healthcare Facility Regulation Division pages 1-10
Annelie Soard		0.25		Reading Rules of Georgia Department of Community Health - Healthcare Facility Regulation Division pages 11-20
Annelie Soard		0.25		Reading Rules of Georgia Department of Community Health - Healthcare Facility Regulation Division pages 21-30
Annelie Soard		0.25		Reading Rules of Georgia Department of Community Health - Healthcare Facility Regulation Division pages 31-40
Annelie Soard		0.25		Reading Rules of Georgia Department of Community Health - Healthcare Facility Regulation Division pages 41-50
Annelie Soard		0.25		Reading And Who Would Want to Lease the Montclair?
Annelie Soard		0.25		Call with David
Annelie Soard	5/27/2022	3		Research/Reviewing Documents/Discussion
Annelie Soard		0.25		Reviewing Montclair Market Analysis Revise March 9, 2022
Annelie Soard		0.25		Reading Occupancy Analysis with Regulatory Considerations compiled by Clairmont Place with assistance from Architect
Annelie Soard		0.25		Reading COVID Pandemic and Assisted Living (January 2, 2022)
Annelie Soard		0.25		Reviewing Real Estate Appraisal pages 1-20
Annelie Soard		0.25		Reviewing Real Estate Appraisal pages 21-50
Annelie Soard		0.25		Reviewing Real Estate Appraisal pages 51-70
Annelie Soard		0.25		Reviewing Real Estate Appraisal pages 71-100
Annelie Soard		0.25		Reviewing Real Estate Appraisal pages 101-130
Annelie Soard		0.25		Reviewing Real Estate Appraisal pages 131-150
Annelie Soard		0.25		Reviewing Real Estate Appraisal pages 151-166
Annelie Soard		0.25		Call with David
Annelie Soard		0.25		Reading NICMAP_4Q2021_MetroReport_Atlanta, GA_4Q2021
Annelie Soard	5/30/2022	4		Research/Reviewing Documents
Annelie Soard		0.25		Reviewing January 26, 2022 Parts III and IV Mediation statement
Annelie Soard		0.25		Reviewing September 2021 Clairmont Place Appraisal Report Bullseye: text
Annelie Soard		0.25		Reviewing September 2021 Clairmont Place Appraisal Report Bullseye: pictures
Annelie Soard		0.25		Planning and structuring analysis
Annelie Soard		0.25		Planning and structuring analysis
Annelie Soard		0.25		Reviewing Steinfeld and Steinfeld letter from January 26, 2022
Annelie Soard		0.25		Reviewing Montclair Floorplan pages 1-2
Annelie Soard		0.25		Reviewing Montclair Floorplan pages 3-4
Annelie Soard		0.25		Analyzing Assisted Living Facilities/Retirement Communities (with Nursing Care) (NAICS: 623311)
Annelie Soard		0.25		Analyzing Assisted Living Facilities/Retirement Communities (with Nursing Care) (NAICS: 623311)
Annelie Soard		0.25		Analyzing Nursing Homes/Skilled Nursing Facilities (NAICS: 623110)
Annelie Soard		0.25		Analyzing Nursing Homes/Skilled Nursing Facilities (NAICS: 623110)
Annelie Soard		0.25		Analyzing Home Health Care/Home Nursing Agencies (NAICS: 621610)
Annelie Soard		0.25		Analyzing Home Health Care/Home Nursing Agencies (NAICS: 621610)
Annelie Soard		0.25		Comparing all 3 NAICS
Annelie Soard		0.25		Call with team members
Annelie Soard	6/1/2022	0.75		Strategy call with David to discuss analysis
Annelie Soard		0.25		Call with David
Annelie Soard		0.25		Call with David
Annelie Soard		0.25		Call with David
Annelie Soard	6/2/2022	6		Writing Letter/Research
Annelie Soard		0.25		Start writing letter
Annelie Soard		0.25		Writing pages 1-2
Annelie Soard		0.25		Writing pages 4-6

Annelie Soard			0.25	Writing pages 6-7
Annelie Soard			0.25	Writing page 8
Annelie Soard			0.25	Writing pages 9-10
Annelie Soard			0.25	Writing page 10
Annelie Soard			0.25	Writing page 11
Annelie Soard			0.25	Writing page 12
Annelie Soard			0.25	Writing page 13
Annelie Soard			0.25	Writing page 14
Annelie Soard			0.25	Adding Graph on page 14
Annelie Soard			0.25	Writing page 15
Annelie Soard			0.25	Adding Table 1
Annelie Soard			0.25	Adding Table 1
Annelie Soard			0.25	Writing page 16
Annelie Soard			0.25	Writing page 17
Annelie Soard			0.25	Writing page 18
Annelie Soard			0.25	Adding Table 2
Annelie Soard			0.25	Writing page 19
Annelie Soard			0.25	Writing page 20
Annelie Soard			0.25	Writing page 21
Annelie Soard			0.25	Writing page 22
Annelie Soard			0.25	Adding Table 3
Annelie Soard	6/3/2022	6	Writing	Letter/Research
Annelie Soard			0.25	Writing page 23
Annelie Soard			0.25	Writing page 24
Annelie Soard			0.25	Adding Table 4
Annelie Soard			0.25	Adding Table 5
Annelie Soard			0.25	Writing page 25
Annelie Soard			0.25	Adding Table 6
Annelie Soard			0.25	Writing page 29
Annelie Soard			0.25	Adding Table 7
Annelie Soard			0.25	Writing page 31
Annelie Soard			0.25	Altering Table 3
Annelie Soard			0.25	Writing page 32
Annelie Soard			0.25	Adding Income/Expense Graph
Annelie Soard			0.25	Writing page 33
Annelie Soard			0.25	Adding Table 8
Annelie Soard			0.25	Writing page 34
Annelie Soard			0.25	Adding Table 9
Annelie Soard			0.25	Writing page 35
Annelie Soard			0.25	Writing page 36
Annelie Soard			0.25	Writing page 37
Annelie Soard			0.25	Writing page 38
Annelie Soard			0.25	Writing page 39-41
Annelie Soard			0.25	Preparing Exhibit A
Annelie Soard			0.25	Preparing Exhibit B
Annelie Soard			0.25	Preparing Exhibit C
Annelie Soard	6/13/2022	0.5	Strategy call	
Annelie Soard			0.25	Discussing letter with David and Anthony
Annelie Soard			0.25	Discussing letter with David and Anthony
Annelie Soard	6/15/2022	2	Updating letter	
Annelie Soard			0.25	Updating Graph on page 14
Annelie Soard			0.25	Updating pages 14-15
Annelie Soard			0.25	Updating Table 5
Annelie Soard			0.25	Updating page 24
Annelie Soard			0.25	Updating page 25
Annelie Soard			0.25	Updating page 31
Annelie Soard			0.25	Updating page 32
Annelie Soard			0.25	Updating page 33
Annelie Soard	6/15/2022	2	Discussion with David and Bill	
Annelie Soard			0.25	Updating page 34
Annelie Soard			0.25	Updating page 35
Annelie Soard			0.25	Updating page 36

Annelie Soard			0.25	Updating page 37
Annelie Soard			0.25	Call to discuss letter
Annelie Soard			0.25	Call to discuss letter
Annelie Soard			0.25	Call to discuss letter
Annelie Soard			0.25	Call to discuss letter
Annelie Soard	6/16/2022	3		Working on Revisions
Annelie Soard			0.25	Revising page 2
Annelie Soard			0.25	Revising page 4-6
Annelie Soard			0.25	Revising page 6-7
Annelie Soard			0.25	Revising page 8
Annelie Soard			0.25	Revising page 9-10
Annelie Soard			0.25	Revising page 10
Annelie Soard			0.25	Revising page 11
Annelie Soard			0.25	Revising page 12
Annelie Soard			0.25	Revising page 13
Annelie Soard			0.25	Revising page 14
Annelie Soard			0.25	Revising page 15
Annelie Soard			0.25	Revising page 16
Annelie Soard	6/17/2022	3.25		Working on Revisions
Annelie Soard			0.25	Revising page 17
Annelie Soard			0.25	Revising page 18
Annelie Soard			0.25	Revising page 19
Annelie Soard			0.25	Revising page 20
Annelie Soard			0.25	Revising page 21
Annelie Soard			0.25	Revising page 22
Annelie Soard			0.25	Revising page 23
Annelie Soard			0.25	Revising page 24
Annelie Soard			0.25	Revising page 25
Annelie Soard			0.25	Revising page 29
Annelie Soard			0.25	Revising page 31
Annelie Soard			0.25	Revising page 32
Annelie Soard			0.25	Revising page 33
Annelie Soard	6/20/2022	4.5		Working on Revisions
Annelie Soard			0.25	Revising page 34
Annelie Soard			0.25	Revising page 35
Annelie Soard			0.25	Revising page 36
Annelie Soard			0.25	Revising page 37
Annelie Soard			0.25	Revising page 38
Annelie Soard			0.25	Revising page 39-41
Annelie Soard			0.25	Revising Exhibit A
Annelie Soard			0.25	Revising Exhibit B
Annelie Soard			0.25	Revising Exhibit C
Annelie Soard			0.25	Revising Table 1
Annelie Soard			0.25	Revising Table 5
Annelie Soard			0.25	Revising Table 7-8
Annelie Soard			0.25	Reviewing letter one last time
Annelie Soard			0.25	Reviewing letter one last time
Annelie Soard			0.25	Reviewing letter one last time
Annelie Soard			0.25	Reviewing letter one last time
Annelie Soard			0.25	Call with David
Annelie Soard			0.25	Call with David
Subtotal Sum		39	39	
Count				
Anthony Villacres	1/31/2022	1.5		Industry Research: Research on Nursing homes assisted living facilities
Anthony Villacres			0.25	Capital IQ Industry Research Company Screening: Review Companies #1-20
Anthony Villacres			0.25	Capital IQ Industry Research Company Screening: Review Companies #20-35
Anthony Villacres			0.25	Public company screening research analysis write up for Comps # 1-8
Anthony Villacres			0.25	Public company screening research analysis write up for Comps # 9 to 18
Anthony Villacres			0.25	Public company screening research analysis write up for Comps #19 -27
Anthony Villacres			0.25	Public company screening research analysis write up for Comps #28 to 35
Anthony Villacres	6/13/2022	1.5		Project Support

Anthony Villacres			0.25	Article research review "Georgia Assisted Living Communities and Personal Care Homes Now Must Contend with Additional Compliance Obligations and Larger Fines News & Insights"
Anthony Villacres			0.25	Research review write up on article " Georgia Assisted Living Communities and Personal Care Homes Now Must Contend with Additional Compliance Obligations and Larger Fines News & Insights"
Anthony Villacres			0.25	Article research review "Georgia consumer resource Residential senior care AJC"
Anthony Villacres			0.25	Research review write up on article "Georgia consumer resource Residential senior care AJC"
Anthony Villacres			0.25	Article research review "Georgia Health Care Association"
Anthony Villacres			0.25	Research review write up "Georgia Health Care Association"
Anthony Villacres	6/15/2022	1.5	Project Support	
Anthony Villacres			0.25	Articles research review "Georgia consumer resource Residential senior care AJC"
Anthony Villacres			0.25	Research write up on article "Georgia consumer resource Residential senior care AJC"
Anthony Villacres			0.25	Research write up on article "Georgia consumer resource Residential senior care AJC"
Anthony Villacres			0.25	Articles research review "Montclair, The info AJC Senior Care project"
Anthony Villacres			0.25	Research write up on article" Montclair, The info AJC Senior Care project"
Anthony Villacres			0.25	Research write up on article" Montclair, The info AJC Senior Care project"
Anthony Villacres	6/17/2022	1.5	Project Support	
Anthony Villacres			0.25	Documentation for Exhibit C - Sources of Information #1-10
Anthony Villacres			0.25	Documentation for Exhibit C - Sources of Information #11-20
Anthony Villacres			0.25	Documentation for Exhibit C - Sources of Information #21-30
Anthony Villacres			0.25	Documentation for Exhibit C - Sources of Information #31-40
Anthony Villacres			0.25	Documentation for Exhibit C - Sources of Information #41-50
Anthony Villacres			0.25	Documentation for Exhibit C - Sources of Information #51-56
Subtotal Sum		6	6	
Count				
David Adams	12/22/2021	1	Call preparation review	
David Adams			0.25	Call with Shayna, Allison, Ron discussing mediation order and case status
David Adams			0.25	Value of collateral questions
David Adams			0.25	Number of rooms, private pay, COVID
David Adams			0.25	Construction, facility quality
David Adams	1/24/2022	0.25	Call with Shayna	
David Adams			0.25	Call w Shayna
David Adams	1/24/2022	0.25	Call preparation review	
David Adams			0.25	Call preparation review
David Adams	1/31/2022	2	Research	
David Adams			0.25	Call with Allison regarding facilities
David Adams			0.25	center does not own real estate
David Adams			0.25	what is realistic?
David Adams			0.25	Review prior work re read
David Adams			0.25	Review prior schedules
David Adams			0.25	Review updated schedules
David Adams			0.25	Investigate market changes
David Adams			0.25	Review bullseye appraisal
	1/31/2022	4	Prepare for Mediation	
David Adams			0.25	Continue reviewing bullseye appraisal
David Adams			0.25	Review Montclair floorplan Allison notes
David Adams			0.25	Study additions and impact on remaining facilities
David Adams			0.25	Consider marketability impact of rooms and determination of marketable rooms
David Adams			0.25	Determination of marketable rooms
David Adams			0.25	Review January 26, 2022 Shayna letter - preparation for mediation
David Adams			0.25	Preparation to address a-f
David Adams			0.25	ongoing preparation for a-f
David Adams			0.25	review parts II and IV of Mediation statement
David Adams			0.25	review parts II and IV of Mediation statement
David Adams			0.25	review parts II and IV of Mediation statement
David Adams			0.25	Montclair 6 month budget review
David Adams			0.25	Montclair 6 month budget review
David Adams			0.25	Impact of 6 month budget
David Adams			0.25	Market analysis NICMAP Q4 2021
David Adams			0.25	Market analysis NICMAP Q4 2021 implications
David Adams	1/31/2022	1	Zoom call	
David Adams			0.25	Shayna, Ron, Allison market to sell/lease?
David Adams			0.25	not for profit, personal care facility

David Adams			0.25	kitchen, laundry insufficiencies, square feet per bed
David Adams			0.25	cost allocations, homecare is competition
David Adams	2/1/2022	2.25		Research owner and broker
David Adams			0.25	Discuss local market with owner operator
David Adams			0.25	New construction obsoletes older properties
David Adams			0.25	bad economies of scale
David Adams			0.25	Competition may own 4-500 facilities - very efficient operators
David Adams			0.25	Personal care is not favored assisted living is trend
David Adams			0.25	local buyer maybe in the neighborhood
David Adams			0.25	under 60 beds hard to find buyers
David Adams			0.25	no real estate - no interest from buyers
David Adams			0.25	Low \$40,000 per bed INCLUDING real estate and includes kitchen, laundry common areas
David Adams	2/2/2022	6		Mediation and read expert report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Share findings with mediator
David Adams			0.25	Share findings with mediator
David Adams			0.25	Share findings with mediator
David Adams			0.25	Share findings with mediator
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams			0.25	Present at mediation, listen, skim HealthTrust report
David Adams	3/7/2022	0.5		discuss report
David Adams			0.25	Discuss HealthTrust report findings and basis
David Adams			0.25	Discuss HealthTrust report findings and basis
David Adams	3/10/2022	0.5		Shayna call to discuss case
David Adams			0.25	Discussion of next steps
David Adams			0.25	Discussion of next steps
David Adams	4/4/2022	1		Review 3/30 email and attachments
David Adams			0.25	Occupancy, Pandemic, market, NICMAP
David Adams			0.25	DHC Rule
David Adams			0.25	Who would want to lease
David Adams			0.25	Revenue
David Adams	4/11/2022	1		review emails
David Adams			0.25	Effects of Pandemic on Assisted Living, Pandemic Effects on Als in graph
David Adams			0.25	Floor plan
David Adams			0.25	March 16 email consideration in report
David Adams			0.25	March 16 email consideration in report
David Adams	4/11/2022	0.25		Call with Shayna
David Adams			0.25	Discuss Status
David Adams	5/10/2022	4.25		report drafting
David Adams			0.25	draft overall layout
David Adams			0.25	draft overall layout
David Adams			0.25	draft overall layout
David Adams			0.25	draft overall layout
David Adams			0.25	create schedule structure
David Adams			0.25	create schedule structure

David Adams			0.25	create schedule structure
David Adams			0.25	market
David Adams			0.25	market approach
David Adams			0.25	cost approach
David Adams			0.25	income approach
David Adams			0.25	cost allocation
David Adams			0.25	missing support
David Adams			0.25	cost of capital
David Adams			0.25	Forced Liquidation Value
David Adams			0.25	HealthTrust personal property
David Adams			0.25	Bullseye MEE
David Adams	5/11/2022	1.75		prepare points to support
David Adams			0.25	HealthTrust ability to lease assumption
David Adams			0.25	HealthTrust Meal services assumption
David Adams			0.25	HealthTrust total costs covered with a profit assumption
David Adams			0.25	HealthTrust forgot to mention laundry assumption
David Adams			0.25	HealthTrust fails to follow Uniform Standards of Professional Appraisal Practice
David Adams			0.25	HealthTrust fails to align with non real estate expertise
David Adams			0.25	HealthTrust fails to observe that all rooms are not equal
David Adams	5/11/2022	0.5		Allison emails and call
David Adams			0.25	Financial Statements request
David Adams			0.25	Financial Statements review
David Adams	5/11/2022	3		report drafting, research review
David Adams			0.25	review data, research, emails
David Adams			0.25	review data, research, emails
David Adams			0.25	review data, research, emails
David Adams			0.25	review data, research, emails
David Adams			0.25	Write report fundamental analysis
David Adams			0.25	Write report market
David Adams			0.25	Write report not real estate
David Adams			0.25	Write report no lease
David Adams			0.25	Write report obsolete rooms
David Adams			0.25	Write report no kitchen
David Adams			0.25	Write report no laundry
David Adams			0.25	Write report marketable rooms
David Adams	5/11/2022	0.25		Shayna call
David Adams			0.25	Discuss project
David Adams	5/12/2022	1		research
David Adams			0.25	Market buyer profile
David Adams			0.25	Market economics
David Adams			0.25	market perspectives
David Adams			0.25	customer interests/search criteria
David Adams	6/1/2022	0.75		Discuss w Annelie
David Adams			0.25	Discuss case strategy with Annelie
David Adams			0.25	Market discussions
David Adams			0.25	Facilities limitations - marketable rooms
David Adams	6/8/2022	5		Call preparation review
David Adams			0.25	Review HealthTrust report
David Adams			0.25	Review HealthTrust report
David Adams			0.25	Review HealthTrust report
David Adams			0.25	Review HealthTrust report
David Adams			0.25	Review "and who would want to lease the Montclair Rev"
David Adams			0.25	Review "and who would want to lease the Montclair Rev"
David Adams			0.25	Georgia Department of Community Health rules
David Adams			0.25	Montclair Market Analysis Rev Mar 9 2022
David Adams			0.25	Occupancy Analysis with Regulatory Considerations
David Adams			0.25	COVID Pandemic and Assisted Living (Jan. 2, 2022)
David Adams			0.25	2018 December Signed Financials
David Adams			0.25	2019 December Profit and Loss
David Adams			0.25	2019 December Signed Financials
David Adams			0.25	2020 Financial report
David Adams			0.25	2020 Profit and Loss

David Adams			0.25	2021 12 Financial Report
David Adams			0.25	Association 6 month budget
David Adams			0.25	Clairmont 6 month budget
David Adams			0.25	Montclair 6 month budget
David Adams			0.25	Photo review
David Adams	6/12/2022	8		Call preparation review
David Adams			0.25	6 month budget
David Adams			0.25	2022 NICMAP Metro Report
David Adams			0.25	Atlanta Area Economic Summary
David Adams			0.25	Research review Only 1 in 4 nursing homes are confident they can survive a year
David Adams			0.25	BVR Nursing Homes/Skilled Nursing Facilities
David Adams			0.25	BVR Home Health Care/Home Care Agencies
David Adams			0.25	BVR Assisted Living Facilities/Retirement Communities (with Nursing Care)
David Adams			0.25	Review company screening reports
David Adams			0.25	Review Effects of Pandemic on Assisted Living
David Adams			0.25	Review COVID Pandemic and Assisted Living (Jan. 2, 2022)
David Adams			0.25	Review COVID Pandemic and Assisted Living (Jan. 2, 2022)
David Adams			0.25	Review Pandemic Effects on ALs in Graphs Rev
David Adams			0.25	Alerilife
David Adams			0.25	Sonida
David Adams			0.25	Ensign
David Adams			0.25	Brookdale
David Adams			0.25	NHC
David Adams			0.25	Personal care homes vs. assisted living for an Atlanta senior
David Adams			0.25	GA Law Assisted Living vs. Personal Care
David Adams			0.25	Montclair, The info _ AJC Senior Care project
David Adams			0.25	Personal Care Homes Georgia Consumer Protection Laws & Consumer Complaints
David Adams			0.25	Georgia Assisted Living Communities and Personal Care Homes Now Must Contend with Additional Compliance
David Adams			0.25	Obligations and Larger Fines News & Insights Arnall Golden Gregory LLP
David Adams			0.25	Georgia Health Care Association
David Adams			0.25	Georgia consumer resource Residential senior care AJC
David Adams			0.25	Personal Care Homes _ Georgia Consumer Protection Laws & Consumer Complaints
David Adams			0.25	Assisted_Living_Community_Jan-2013
David Adams			0.25	CPI Home _ U.S. Bureau of Labor Statistics
David Adams			0.25	Consumer Price Index, Atlanta-Sandy Springs-Roswell — April 2022 _ Southeast Information Office _ U.S. Bureau of Labor Statistic
David Adams			0.25	Process compile and explore data
David Adams			0.25	Process compile and explore data
David Adams			0.25	Process compile and explore data
David Adams			0.25	Process compile and explore data
David Adams	6/13/2022	0.5		Call with Annelie
David Adams			0.25	Discuss deliverable - presentation schedules
David Adams			0.25	Discuss deliverable - presentation schedules
David Adams	6/13/2022	6		Call preparation review
David Adams			0.25	Read draft documents
David Adams			0.25	Read draft documents
David Adams			0.25	Read draft documents
David Adams			0.25	Review draft schedules
David Adams			0.25	Review draft schedules
David Adams			0.25	Review draft schedules
David Adams			0.25	Edit documents
David Adams			0.25	Edit documents
David Adams			0.25	Edit documents
David Adams			0.25	Edit documents
David Adams			0.25	Edit documents
David Adams			0.25	Edit documents
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David Adams			0.25	Edit documents
David Adams			0.25	Edit documents

David Adams			0.25	Edit documents
David Adams			0.25	Edit documents
David Adams			0.25	Edit Schedules
David Adams			0.25	Edit Schedules
David Adams			0.25	Edit Schedules
David Adams			0.25	Edit Schedules
David Adams	6/14/2022	7.25	Revisions. DCG	
David Adams			0.25	Standard of Value
David Adams			0.25	Background
David Adams			0.25	Current Situation
David Adams			0.25	Current Situation
David Adams			0.25	Current Situation
David Adams			0.25	Current Situation
David Adams			0.25	Current Situation
David Adams			0.25	Industry Trends
David Adams			0.25	10 K Ensign
David Adams			0.25	National Healthcare
David Adams			0.25	Brookdale
David Adams			0.25	Pennant Group
David Adams			0.25	Sonida Senior Living
David Adams			0.25	AleriLife
David Adams			0.25	Genesis Healthcare
David Adams			0.25	SunLink Health Systems
David Adams			0.25	COVID 19
David Adams			0.25	Physical Shortcomings
David Adams			0.25	42 marketable rooms
David Adams			0.25	16 challenges to the facilities
David Adams			0.25	False advertising
David Adams			0.25	Piecemeal construction is not competitive with planned construction
David Adams			0.25	Financial reporting
David Adams			0.25	Fair Value
David Adams			0.25	Industry comparables
David Adams			0.25	Market Comparables
David Adams			0.25	market analysis
David Adams			0.25	Allocation of costs
David Adams			0.25	Industry margins
David Adams	6/14/2022	1.25	Revisions	
David Adams			0.25	Montclair Profit/loss
David Adams			0.25	Fair Value
David Adams			0.25	HealthTrust misleading analysis
David Adams			0.25	HealthTrust no lease
David Adams			0.25	HealthTrust no meal services
David Adams	6/14/2022	3	Call preparation review	
David Adams			0.25	HealthTrust no laundry services
David Adams			0.25	HealthTrust assumes profitability
David Adams			0.25	HealthTrust ignores physical limitations
David Adams			0.25	HealthTrust appraises wrong asset - real estate
David Adams			0.25	HealthTrust overstates marketable beds
David Adams			0.25	HealthTrust inspected the facility and failed to notice.....
David Adams			0.25	HealthTrust fails to state hypothetical assumptions required by USPAP
David Adams			0.25	HealthTrust results inaccurate and unreliable
David Adams			0.25	Forced Liquidation Value
David Adams			0.25	Conclusions
David Adams			0.25	Basic Accounting Principles and Guidelines
David Adams			0.25	Photographs
David Adams	6/15/2022	2	discuss with bill and Annelie	
David Adams			0.25	Review documents and refine discuss with Annelie and Bill
David Adams			0.25	Review documents and refine discuss with Annelie and Bill
David Adams			0.25	Review documents and refine discuss with Annelie and Bill
David Adams			0.25	Review documents and refine discuss with Annelie and Bill
David Adams			0.25	Review documents and refine
David Adams			0.25	Review documents and refine

[illegible]

Adams Capital

Kriti Agarwal			0.25	Going through "6-month budget Montclair" for working on YTD 2022 Montclair Income statement
Kriti Agarwal			0.25	Calculation of profit and EBITDA margins per physical room excluding MEE expenses
Kriti Agarwal			0.25	Calculation of profit and EBITDA margins per physical room excluding MEE expenses
Kriti Agarwal			0.25	Calculation of profit and EBITDA margins per marketable room excluding MEE expenses
Kriti Agarwal			0.25	Calculation of profit and EBITDA margins per marketable room excluding MEE expenses
Kriti Agarwal			0.25	Calculation of Montclair Personal Care Home - % Allocation
Kriti Agarwal			0.25	Preparing visual graphics showing Montclair income and expenses
Kriti Agarwal			0.25	Preparing visual graphics showing Montclair income and expenses
Kriti Agarwal	6/2/2022	10.75	Review	/Square footage per resident calculation. KC
Kriti Agarwal			0.25	Going through Clairmont appraisal review to find out the total building area along with the detailed breakup of area occupied
Kriti Agarwal			0.25	Going through Clairmont appraisal review to find out the total building area along with the detailed breakup of area occupied
Kriti Agarwal			0.25	Going through "2022 01 10 Montclair Floorplan notes" for understanding the floor structure
Kriti Agarwal			0.25	Going through "2022 01 10 Montclair Floorplan notes" for understanding the floor structure
Kriti Agarwal			0.25	Going through "2022 01 10 Montclair Floorplan notes" and "FW_ East wing" to find addition details on east wing
Kriti Agarwal			0.25	Going through "2022 01 10 Montclair Floorplan notes" and "FW_ South wing" to find addition details on south wing
Kriti Agarwal			0.25	Going through "2022 01 10 Montclair Floorplan notes" and "FW_ Porte Cochere wing" to find addition details on Porte Cochere wing
Kriti Agarwal			0.25	Going through "2022 01 10 Montclair Floorplan notes" and "FW_ Pool wing" to find addition details on pool
Kriti Agarwal			0.25	Going through "2022 01 10 Montclair Floorplan notes" and "FW_ Dining room" to find addition details on west wing
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 226A - Dining room
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 226A - Dining room
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 226A - Dining room
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 226B - Dining room
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 226B - Dining room
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 226B - Dining room
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 228 - Country Kitchen
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length breadth 228 - Country Kitchen
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 228 - Country Kitchen
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 229 - Staff & Pantry Kitchen
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 229 - Staff & Pantry Kitchen
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 229 - Staff & Pantry Kitchen
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 231 - Toilet
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 234 - Unit Supervisor
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 234 - Unit Supervisor
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 234 - Unit Supervisor
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 236C - Work Area
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 236C - Work Area
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 236C - Work Area
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 233 - MED
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 233 - MED
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 233 - MED
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 219 - Office
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 219 - Office
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 219 - Office
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 259 - Trash/Soiled
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 259 - Trash/Soiled
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 259 - Trash/Soiled
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 236B - Nurse station
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 236B - Nurse station
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 236B - Nurse station
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length 226A - North Living Room
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the length and breadth 226A - North Living Room
Kriti Agarwal			0.25	Going through the "Fw_ Dimensions 1&2" for calculating the breadth and total area 226A - North Living Room

Kriti Agarwal	6/20/2022	6	Revisions. KC	
Kriti Agarwal		0.25	Going through the report and emails - for the purpose of updating the comments mentioned in FW: Montclair Draft FV and FMV email by Shayna Steinfeld on , June 19, 2022	
Kriti Agarwal		0.25	Going through the report and emails - for the purpose of updating the comments mentioned in FW: Montclair Draft FV and FMV email by Shayna Steinfeld on , June 19, 2022	
Kriti Agarwal		0.25	Updated based on the comment for page 1, cover and also updated the cover header and footer respectively	
Kriti Agarwal		0.25	Reviewed and deleted the language based on the comment for pg 2 and pg 5	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 7	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 8 (under "current situation")	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 8, items numbered 1 and 2	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 8, items numbered 6	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 10	
Kriti Agarwal		0.25	Rephrased comment for pg 11, stating "the market has increased dramatically as a result of COVID-19"	
Kriti Agarwal		0.25	Rephrased comment for pg 11, stating "so a smaller population of existing client and lower move ins."	
Kriti Agarwal		0.25	Reviewed and updated other comment for pg 11	
Kriti Agarwal		0.25	Rephrased and updated comment for pg 12 for "non-marketable" rooms (perhaps search/replace term)	
Kriti Agarwal		0.25	Reviewed and updated other comment for pg 12	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 12 and pg 14	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 15	
Kriti Agarwal		0.25	Went through the zipped file sent by the client for the purpose of updating it in the report	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 15 based on the zipped file shared	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 16	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 17 and pg 18	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 20 and pg 24	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 25 and 33	
Kriti Agarwal		0.25	Reviewed and updated comment for pg 37	
Kriti Agarwal		0.25	Reviewed the whole report to make sure that all the changes were incorporated	
Subtotal	Sum	26	26	
	Count			
Total	Sum	155.5	155.5	
	Count			